

Rent & Income Limit Calculator

Program and Location Information			
Affordable Housing Program	IRC Section 42 Low-Income Housing Tax Credit (LIHTC)	Year	2024 effective(04/01/24)
MSA	Jacksonville, FL HUD Metro FMR Area	County	Duval County
State	FLORIDA	Persons / Bedroom	1.5 Person/Bedroom
National Non-Metropolitan Median Income	\$ 77,400	4-person AMI	\$ 98,100
Placed in Service Date	05/01/2024 (Placed in Service date is within the 45 day grace period and highest eligible limits are shown)		
Date of Allocation	05/01/2024		
Hold Harmless	You have indicated that your project was placed in service on or after 05/01/2024 and is therefore eligible to have its income and rent limit held harmless beginning with the 2024 limits.		

LIHTC Income Limits for 2024 (Based on 2024 MTSP Income Limits)				
People	60%	50%	80%	140.00%
1 Person	\$40,920	\$34,100	\$54,560	\$57,288
2 Person	\$46,680	\$38,900	\$62,240	\$65,352
3 Person	\$52,560	\$43,800	\$70,080	\$73,584
4 Person	\$58,380	\$48,650	\$77,840	\$81,732
5 Person	\$63,060	\$52,550	\$84,080	\$88,284
6 Person	\$67,740	\$56,450	\$90,320	\$94,836
7 Person	\$72,420	\$60,350	\$96,560	\$101,388
8 Person	\$77,100	\$64,250	\$102,800	\$107,940
9 Person	\$81,720	\$68,100	\$108,960	\$114,408
10 Person	\$86,400	\$72,000	\$115,200	\$120,960

LIHTC Rent Limits for 2024 (Based on 2024 MTSP/VLI Income Limits)						
Bedrooms (People)	60%	50%	80%	FMR	HOME Low Rent	HOME High Rent
Efficiency (1.0)	\$1,023	\$852	\$1,364	\$1,240	\$852	\$1,088
1 Bedroom(1.5)	\$1,095	\$912	\$1,460	\$1,354	\$912	\$1,166
2 Bedroom(3.0)	\$1,314	\$1,095	\$1,752	\$1,604	\$1,095	\$1,402
3 Bedroom(4.5)	\$1,518	\$1,265	\$2,024	\$2,027	\$1,265	\$1,611
4 Bedroom(6.0)	\$1,693	\$1,411	\$2,258	\$2,579	\$1,411	\$1,778
5 Bedroom(7.5)	\$1,869	\$1,557	\$2,492		\$1,557	\$1,942

HOME Income Limits for 2024				
People	30%	50%	60%	80%
1 Person	\$20,450	\$34,100	\$40,920	\$54,500
2 Person	\$23,400	\$38,900	\$46,680	\$62,300
3 Person	\$26,300	\$43,800	\$52,560	\$70,100
4 Person	\$29,200	\$48,650	\$58,380	\$77,850
5 Person	\$31,550	\$52,550	\$63,060	\$84,100
6 Person	\$33,900	\$56,450	\$67,740	\$90,350
7 Person	\$36,250	\$60,350	\$72,420	\$96,550
8 Person	\$38,550	\$64,250	\$77,100	\$102,800

People	MTSP 50%		Section 8		
	HERA SPECIAL 50%	MTSP 50%	Extremely Low	Very Low	Low
1 Person	\$34,350	\$34,100	\$20,450	\$34,100	\$54,500
2 Person	\$39,250	\$38,900	\$23,400	\$38,900	\$62,300
3 Person	\$44,150	\$43,800	\$26,300	\$43,800	\$70,100
4 Person	\$49,050	\$48,650	\$31,200	\$48,650	\$77,850
5 Person	\$53,000	\$52,550	\$36,580	\$52,550	\$84,100
6 Person	\$56,900	\$56,450	\$41,960	\$56,450	\$90,350
7 Person	\$60,850	\$60,350	\$47,340	\$60,350	\$96,550
8 Person	\$64,750	\$64,250	\$52,720	\$64,250	\$102,800
9 Person	\$68,650	\$68,100	NA	\$68,100	\$109,000
10 Person	\$72,600	\$72,000	NA	\$72,000	\$115,200

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